

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, MAY 9, 2023 – REGULAR MEETING
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL
2155 MAIN STREET, GLASTONBURY
WITH OPTION FOR ZOOM VIDEO CONFERENCING**

Council Members: Thomas P. Gullotta, Chairman; Lawrence Niland, Vice Chairman; Deborah A. Carroll; Kurt P. Cavanaugh; John Cavanna; Mary LaChance; Jacob McChesney; Whit Osgood; Jennifer Wang

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
 - (a) Review, discussion and possible action on proposed amendments to the Building Zone Regulations – Inclusionary Zoning (set public hearing).
5. New Business.
 - (a) Action to appoint Fire Marshal.
 - (b) Action to appoint additional Alternate Town Attorney.
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
9. Communications.
10. Minutes.
 - (a) Minutes of April 25, 2023 Regular Meeting.
11. Appointments and Resignations.
12. Executive Session.
 - (a) Discussion of the selection of a site or the lease, sale or purchase of real estate.

THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, MAY 9, 2023 WILL BE CONDUCTED IN PERSON WITH AN OPTION FOR ZOOM VIDEO CONFERENCING.

- The public may join the Zoom Video Conference as an Attendee (view and listen function only) as follows:

Join by Zoom Meeting Link:

<https://us06web.zoom.us/j/88552165853?pwd=RVB4OE9OT3JYbEFuOWFRTnQ3VnBEz09>

Join by Phone: +1 646 558 8656

Webinar ID: 885 5216 5853

Password: 227846

- **Public Comment** may be submitted at the following link no later than 2:00 p.m. the day before the meeting: www.glastonburyct.gov/TCpubliccomment
- **Public Hearing Comment** may be submitted at the following link no later than 2:00 p.m. the day before the meeting: www.glastonburyct.gov/testimony
- There is also the opportunity to give Public Comment as part of the virtual meeting if joining through the Zoom Meeting Link

The meeting will be broadcast in real time through Public Access Television Channel 16 and live video stream at the Town website or through the following link: www.glastonburyct.gov/video



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Jonathan K. Luiz
Town Manager

ITEM #4(A)
05-09-2023 Meeting

May 5, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Building Zone Regulations – Inclusionary Zoning

Dear Council Members:

Glastonbury's Affordable Housing Plan which was adopted in June of 2022 provides for recommendations of Inclusionary Zoning as part of the Plan's affordable housing goals. Regulations regarding Inclusionary Zoning came before the Council on June 14th under Special Reports. Following the June 14th meeting, the matter of Inclusionary Zoning was taken up by the Town Plan and Zoning Commission.

As part of the required process with amendments to Building Zone Regulations, the draft Inclusionary Zoning was forwarded to CROG for its 30-day review. At its meetings of April 4, April 18, and May 2, 2023, the Town Plan and Zoning Commission held Public Hearings regarding amendment of Sections 2, 3, 4, and 12 of the Building Zone Regulations and Sections 2 and 3 of the Subdivision Regulations for Inclusionary Zoning and favorably recommend said amendments to the Town Council.

Attached are letters from the Director of Planning and Land Use Services and the Town Plan and Zoning Commission along with the proposed amendments.

If the Council chooses to set a public hearing for the May 23rd meeting, the following is provided for Council consideration on Tuesday evening:

"BE IT RESOLVED, the Glastonbury Town Council hereby schedules a public hearing on proposed amendments to Sections 2, 3, 4, and 12 of the Building Zone Regulations and Sections 2 and 3 of the Subdivision Regulations for Inclusionary Zoning for 8 p.m. on Tuesday, May 23rd, 2022 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing, as described in a report by the Town Manager dated May 5, 2023."

I have asked Shelley Caltagirone to attend Tuesday evening's meeting to participate in this discussion. Additional information can be provided as may be requested.

Sincerely,

Jonathan Luiz
Glastonbury Town Manager

JL/sal
Attachments



Town of Glastonbury

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TOWN PLAN AND ZONING COMMISSION

May 3, 2023

Thomas P. Gullotta, Chairman
Glastonbury Town Council
2155 Main Street
Glastonbury, Connecticut 06033

Re: Text Amendments - Sections 2, 3, 4, & 12 of the Building-Zone Regulations and Sections 2 & 3 of the Subdivision Regulations for Inclusionary Zoning

Dear Chairman Gullotta and Town Council Members:

At its regular meeting of May 2, 2023, the Town Plan and Zoning Commission provided a favorable recommendation to the Town Council regarding Sections 2, 3, 4, & 12 of the Building-Zone Regulations and Sections 2 & 3 of the Subdivision Regulations as follows:

MOVED, that the Town Plan & Zoning Commission favorably recommends to the Town Council (Zoning Authority) text amendments to the Subdivision and Re-Subdivision Regulations (new Sections 2.1 and 3.9) and the Building-Zone Regulations (new or amended Sections 2, 3.11, 3.29, 4.12, 4.17, 6.12, and 6.13) to establish inclusionary zoning definitions and requirements as described in the memorandum regarding "Inclusionary Zoning Regulations," from the Office of Community Development dated April 28, 2023. Pursuant to the changes and comments by commissioners at the Town Plan and Zoning Commission meeting on May 2, 2023.

If you have any questions, please feel free to contact my office at (860) 652-7510.

Sincerely,

TOWN PLAN & ZONING COMMISSION
For the Secretary

Shelley Caltagirone
Director of Planning & Land Use Services

cc: Jonathan Luiz, Town Manager

RECEIVED
2023 MAY -5 PM 3:26
TOWN MANAGER
SC:ghm



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND ZONING COMMISSION

May 5, 2023

Thomas P. Gullotta, Chairman
Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

RECEIVED
2023 MAY -5 PM 3:27
TOWN MANAGER

RE: Text Amendments - Inclusionary Zoning – Town Plan & Zoning Commission Comments

At its regular meeting of May 2, 2023, the Town Plan and Zoning Commission provided a favorable recommendation to the Town Council regarding text amendments for inclusionary zoning. To provide context for the motion, the Commission wishes to relay background about the review and specific comments and recommendations pertaining to the draft text amendments prepared by Community Development staff.

The Commission deliberated the inclusionary zoning issue over three hearings, beginning April 4, 2023. At its first hearing, it reviewed the text amendments that had been forwarded to CRCOG in October 2022. The Commission then requested Community Development staff to share a working draft of text amendments prepared by the previous Planning and Land Use Director as a point of comparison. The Commission found several aspects of this draft to be preferable and directed staff to combine the two versions into a single draft for review (dated April 28, 2023). Notably, that draft included fee-in-lieu and density bonus options, which the Commission favors. Please note that the staff draft included the expansion of multifamily development to Residential Zones RR, A, AA, and AAA, which the Commission considered but ultimately rejected. You may review the details of this draft and its differences from the original reviewed on April 4th in the staff memorandum dated April 28, 2023 (published on the Town website).

The Commission wishes to convey the following comments and to forward a final revised text amendment (attached) reflecting its recommendations:

1. The Commission does not support expanding multifamily develop through amendment of Building-Zone Regulation Section 6 at this time. Therefore, it recommends striking Section 6.12 from the draft text amendment, which would have permitted multifamily development at a yet to be determined density in Residential Zones RR, A, AA, and AAA. The Commission pointed out that multifamily developments can currently be achieved in these areas by pursuing a PAD re-zoning.
2. The Commission supports a 10-unit threshold for applying inclusionary zoning in the Subdivision Regulations and in the Building-Zone Regulations where multifamily developments are currently permitted (PAD, ARZ, TC, and TCMU zones).
3. The Commission supports a 10% inclusionary rate not only in the Subdivision Regulations, but also in the Building-Zone Regulations where multifamily developments are currently permitted (PAD, ARZ, TC, and TCMU zones).
4. The Commission supports a density bonus incentive for projects that achieve a 20% or higher inclusionary rate in the PAD, TC and TCMU zones. The recommended bonuses are as follows: 6 units per acre in PAD (existing), 0.6 FAR in TC, and 8 units per acre in TCMU.

5. The Commission supports a fee-in-lieu alternative to construction of affordable dwellings in subdivisions, but was divided on the question of whether a fee-in-lieu should be allowed for multifamily developments. The Commission recommends that the amount of the fee-in-lieu should be substantial enough such that it does not discourage the construction of affordable units in higher density developments. The Commission also recommends that the fee should not be a percentage of housing unit production cost or sales price, but rather a fee that would be constant across all development types or zoning districts. Some commissioners preferred a limited fee-in-lieu program in order to maintain a smaller, more manageable Affordable Housing Trust Fund and associated program. Some Commissioners also recommended exploring additional ways to build the trust fund, including a conveyance tax on property sales.
6. The Commission does not support a requirement to make affordable dwelling units of comparable size to market-rate units. Rather, the Commission would recommend setting minimum size and bedroom count requirements.
7. The Commission supports the prioritization of certain populations for affordable housing, and would recommend the following populations for consideration:
 - a. Individuals or families who live and work in the Town of Glastonbury who provide volunteer emergency/life-saving services for residents of the Town.
 - b. Individuals or families who are employed by the Town of Glastonbury or Glastonbury Public School system.
 - c. Individuals or families who live and work in the Town of Glastonbury.
 - d. Individuals or families who live in the Town of Glastonbury.
 - e. Individuals or families who work in the Town of Glastonbury.
 - f. Individuals or families who previously lived for a minimum of one (1) year in the Town of Glastonbury and wish to return.
 - g. All other individuals or families.

The Commission strongly supports this effort to implement the Town's Affordable Housing Plan and welcomes the opportunity to continue this important discussion as the Town Council takes up the matter at future public hearings.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Zanolungo, Jr." The signature is written in a cursive, flowing style.

Robert J. Zanolungo, Jr., Chairman
TOWN PLAN AND ZONING COMMISSION

Amendment to Subdivision and Building-Zone Regulations

Amended for Inclusionary Zoning

Town Plan and Zoning Commission Recommended Amendments (May 5, 2023)

Subdivision Regulations:

New Section 2.1 (all other definitions move down one number):

Affordable Housing Lots upon which dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty (40) years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent (30%) or less of their annual income, where such income is less than or equal to eighty per cent (80%) of the median income. For purposes of this definition, "median income" shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

New Section 3.9:

3.9 Inclusionary Zoning Any subdivision containing ten (10) lots or more shall include ten percent (10%) of the total number of lots to be deed restricted for Affordable Housing, as defined in these Regulations. For purposes of determining the ten (10) lot threshold and the ten percent (10%) lot count, the Commission shall consider the lot of record, or adjacent lots of record under common ownership, as of the effective date of this amendment; and the number of lots that could reasonably be placed thereon; provided that the Commission shall not require more than ten percent (10%) of the total lots to be Affordable Housing with the exception of rounding up to the next whole number when a fraction of a lot results from the calculation. Where the ten percent (10%) results in a fraction of a lot, the fractions of 0.4 or lower shall be rounded down to the next whole number and fractions of 0.5 or higher shall be rounded up to the next whole number. Any subdivision developed in phases shall include at least one (1) Affordable Housing lot in the first stage of development, and one (1) additional lot for each additional ten (10) lots regardless of any phases or stages of development. Affordable lots shall be developed with structures of comparable quality and workmanship, shall be developed with a comparable number of bedrooms, up to three (3) bedrooms, as other Dwellings in the subject development, and shall be evenly distributed throughout the development. Affordable Housing lots shall be administered by the applicant, for profit or non-profit entity, or property manager who is responsible for administration of the Affordability Program. The development lots shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney. No variance of this requirement may be granted by the Zoning Board of Appeals.

(a) Affordability Program Requirements

- i. The applicant shall use the methodology outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as amended, to calculate the maximum housing payment for the Affordable Dwelling Units.

- ii. The property owner shall submit an affirmative fair housing marketing plan for the Affordable Housing lots. All dwelling units shall be offered for sale or rent in compliance with all applicable Federal and State Fair Housing laws.
- iii. Prior to the issuance of any Certificate of Occupancy, the applicant shall identify themselves, a for-profit entity, a non-profit entity, or a property manager as the party responsible for administration of the Affordability Program. The Program Administrator is subject to the approval of the Town Plan and Zoning Commission. The Program Administrator shall:
 - a. Annually review and certify to the Town Plan and Zoning Commission the annual income of households residing in the Affordable Housing lots in accordance with a procedure established in advance and approved by the Office of Community Development.
 - b. Maintain a list of eligible households who have applied for participation in the Affordability Program. The Administrator shall hold an application period at the opening or re-opening of the project's waiting list of at least 30 days, after which applicants will be placed on a waiting list by lottery. Subsequent applicants shall be placed on the waiting list in order of the date and time of application.
 - c. Annually certify to the Town Plan and Zoning Commission that the selected households reside in the Affordable Housing lots.
 - d. For rental units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots for rent shall not exceed the maximum monthly rent as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
 - e. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots Homeowners Association fees be increased such that the owner's monthly housing costs do not exceed the maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
 - f. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots sold do not exceed the maximum purchase price as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.

(b) Fee-in-Lieu

Applicants can alternatively satisfy the inclusionary affordability requirement by paying a fee-in-lieu of affordable housing equal to \$xx (TBD) per each required Affordable Housing Lot that will not be created. All fees shall be deposited in the Town of Glastonbury Affordable Housing Trust Fund [to be established by XX, 20XX].

Building-Zone Regulations:

Sections 2, 3, 4 and 6 would be amended per this proposal.

Definitions:

New Subsections in Section 2: "Definitions" (all definitions to be reordered accordingly and citations to be amended throughout regulations):

2.12 Dwelling, Affordable Unit

A Dwelling which will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty (40) years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. For purposes of this definition, "median income" shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

2.34 Multifamily Development

A residential or mixed-used development consisting of multiple Dwelling Units on the same lot, whether provided in detached Single-Family or Two-Family Dwellings, Townhouses or Multiple Dwellings.

General Regulations

New Subsection 3.29: "Affordability Program Requirements," as follows:

For projects subject to Inclusionary Zoning regulations in Sections 4.12, 4.17, and 6.12, the following Affordability Program Requirements apply:

- a) The applicant shall use the methodology outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as amended, to calculate the maximum housing payment for the Affordable Dwelling Units.
- b) The property owner shall submit an affirmative fair housing marketing plan for the Affordable Housing lots. All dwelling units shall be offered for sale or rent in compliance with all applicable Federal and State Fair Housing laws.
- c) Prior to the issuance of any Certificate of Occupancy, the applicant shall identify themselves, a for-profit entity, a non-profit entity, or a property manager as the party responsible for administration of the Affordability Program. The Program Administrator is subject to the approval of the Town Plan and Zoning Commission. The Program Administrator shall:
 - i. Annually review and certify to the Town Plan and Zoning Commission the annual income of households residing in the Affordable Housing lots in accordance with a procedure established in advance and approved by the Office of Community Development.

- ii. Maintain a list of eligible households who have applied for participation in the Affordability Program. The Administrator shall hold an application period at the opening or re-opening of the project's waiting list of at least 30 days, after which applicants will be placed on a waiting list by lottery. Subsequent applicants shall be placed on the waiting list in order of the date and time of application.
- iii. Annually certify to the Town Plan and Zoning Commission that the selected households reside in the Affordable Housing lots.
- iv. For rental units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots for rent shall not exceed the maximum monthly rent as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
- v. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots' Homeowners Association fees be increased such that the owner's monthly housing costs do not exceed the maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
- vi. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots sold do not exceed the maximum purchase price as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.

Planned Area Development (PAD):

Amended Section 4.12.3(c): "Definitions," delete the definition of "Affordable Dwelling Unit."

Amended Section 4.12.3(2): "Affordable Dwelling Units," new language underlined, deleted language in strike-out. "Restrictive Covenants" paragraphs to be deleted.

- a) Purpose: To provide for the construction of ~~owner-occupied~~ affordable dwelling units as encouraged by the ~~2007-2017~~ Plan of Conservation and Development and the Town's Affordable Housing Plan in conjunction with a Planned Area Development in accordance with the following.
- b) Standards: ~~Persons/families purchasing an affordable dwelling unit shall pay not more than 40% of their gross annual income for mortgage principal and interest, property taxes, and insurance and common charges if the unit is part of a common interest community. Gross income shall be equal to or less than the low (80%) income levels established by the U.S. Dept. of Housing and Urban Development for the Hartford-West Hartford-East Hartford, CT HMFA, as may be amended from time to time (February 2010 limit for a family of four is \$64,000).~~

~~A PAD that provides affordable dwelling units shall be allowed in underlying Residence A and Residence AA zoning districts served by water and sanitary sewer in accordance with~~

the following: For a PAD containing ten (10) or more dwelling units, ten percent (10%) of the units shall be Affordable Dwelling Units. Where the ten percent (10%) results in a fraction of a unit, the number shall be rounded up to the next whole number; provided, however, that the Town Council will not require more than ten percent (10%) of the total units to be Affordable Dwelling Units except as a function of rounding up from a fraction of a unit.

Affordable Dwelling Units shall be of comparable quality and workmanship, shall provide a comparable number of bedrooms, up to three (3) bedrooms, as other Dwellings in the subject development, and shall be evenly distributed throughout the development.

Affordable Dwelling Units shall be administered by the applicant, for profit or non-profit entity, or property manager who is responsible for administration of the Affordability Program.

The Affordable Dwelling Units shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.

A PAD that provides 20% or more of the total proposed units as Affordable Dwelling Units in underlying Residence A and Residence AA zoning districts served by public water and sanitary sewer shall be allowed up to six (6) Dwelling Units per acre in the Residence A zone and up to five (5) Dwelling Units per acre in the Residence AA zone.

No variance of this requirement may be granted by the Zoning Board of Appeals.

- c) Development Schedule The PAD Final Development Plan shall delineate the location of each Affordable Dwelling Unit. The Affordable Dwelling Units shall be constructed and certificates of occupancy issued at a rate that is approximately equal to the proportion of Affordable Dwelling Units versus total project units. Any Multiple Dwelling project developed in phases shall include at least one (1) Affordable Dwelling Unit in the first stage of development, and at least one (1) additional such unit for each additional ten (10) units regardless of any phases or stages of development.

Amended Section 4.12.4.b: "Procedure and Application," new paragraph #25, as follows:

25. The proposed declaration of covenants and restrictions to enforce the Affordability Program included in the application.

Adaptive Redevelopment Zone (ARZ):

New Subsection (f) in Section 4.17: "Adaptive Redevelopment Zone (ARZ)," as follows:

Affordable Housing

Affordable Dwelling Units shall be required in accordance with the following: For an ARZ containing ten (10) or more units, ten percent (10%) of the units shall be Affordable Dwelling Units. Where the 10 percent (10%) results in a fraction of a unit, the number shall be rounded up to the next whole number. Any ARZ project developed in phases shall include at least one ()

Affordable Dwelling Unit in the first stage of development, and at least one (1) additional such unit for each additional ten (10) units regardless of any phases or stages of development; provided, however, that the Council will not require more than twenty percent (10%) of the total units to be Affordable Dwelling Units except as a function of rounding up from a fraction of a unit.

Affordable Dwelling Units shall be of comparable quality and workmanship, shall provide a comparable number of bedrooms, up to three (3) bedrooms, as other Dwellings in the subject development, and shall be evenly distributed throughout the development.

Affordable Dwelling Units shall be administered by the applicant, for profit or non-profit entity, or property manager who is responsible for administration of the Affordability Program.

The Affordable Dwelling Units shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.

No variance of this requirement may be granted by the Zoning Board of Appeals.

New Subsection 23 in Section 4.17.3: "Procedure and Application," as follows:

23. The proposed declaration of covenants and restrictions to enforce the Affordability Program included in the application.

Special Regulations for Permitted Uses

New Section 6.12: "Inclusionary Zoning," as follows:

6.12.1 Purpose

The purpose of this regulation is to advance the recommendations of the Town's Affordable Housing Plan and to promote the development of affordable housing to meet local and regional housing needs as required by Connecticut General Statutes Sections 8-2 and 8-23.

6.12.2 Inclusionary Housing

In accordance with Connecticut General Statutes Section 8-2i, all Multifamily Developments in the Town Center and Town Center Mixed Use that consist of ten (10) or more Dwelling Units shall include a minimum of 10% of the proposed dwelling units as Affordable Dwelling Units. In calculating the number of required Affordable Dwelling Units, fractions shall be rounded to the nearest whole number, rounding down for fractions less than 0.4 and rounding up for fractions of 0.5 or more. The Town Plan and Zoning Commission will not require more than ten percent (10%) of the total units to be Affordable Dwelling Units except as a function of rounding up from a fraction of a unit.

Affordable Dwelling Units shall be of comparable quality and workmanship, shall provide a comparable number of bedrooms, up to three (3) bedrooms, as other Dwellings in the subject development, and shall be evenly distributed throughout the development.

Affordable Housing lots shall be administered by a non-profit entity or property manager who is responsible for administration of the Affordability Program.

The development lots shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.

Applicants can satisfy the inclusionary affordability requirement by:

- A. Providing 10% of the total proposed units as Affordable Dwelling Units.
- B. Paying a fee-in-lieu of affordable housing equal to \$xx [TBD] per each required Affordable Dwelling Unit that will not be constructed. All fees shall be deposited in the Town of Glastonbury Affordable Housing Trust Fund [to be established by XX, 20XX].
- C. Providing 20% or more of the total proposed units as Affordable Dwelling Units to receive a density bonus in accordance with Section 6.12.3.

6.12.3 Density Bonus

At the discretion of the Town Plan and Zoning Commission, Multifamily Developments subject to 6.12.2 may be eligible for a density bonus provided that 20% or more of the total proposed units are designated as Affordable Dwelling Units. The Town Plan and Zoning Commission must find that the density bonus fulfills a need for Affordable Dwelling Units and that such a density bonus does not adversely affect public health, safety and welfare. In so doing, the Commission may waive any or all of the following standards, in accordance with the parameters established below, to encourage the development of Affordable Dwelling Units.

- A. Town Center Zone: The density bonus may enable a maximum Floor Area Ratio of 0.6 with the following potential waivers:
 - i. Open Space
The total required open space may be reduced to no less than 10% of the lot.
 - ii. Building Height
Maximum permitted height may be increased by one additional story.
- B. Town Center Mixed Use Zone: The density bonus may enable up to 8 units/ acre with the following potential waivers:
 - i. Building Coverage
May be increased to no more than 25% of the lot area permitted to be covered by principal and accessory buildings.
 - ii. Floor Area Maximum
The maximum floor area of any new building may be increased to not exceed 5,000 square feet.



Town of Glastonbury

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FAX (860) 652-7505

Jonathan K. Luiz
Town Manager

ITEM #5(A)
05-09-2023 Meeting

May 5, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Fire Marshal Appointment

Dear Council Members:

As you know, Fire Marshal Chris Siwy, recently announced his retirement after a 37-year career with the Town serving as Deputy Fire Marshal and for the past 35 years as Fire Marshal.

A formal recruitment process was conducted for the Fire Marshal position resulting in seven candidates interviewed first by an internal panel of Town staff and a select number meeting with members of the Fire Commission, HR Director, Director of Land Use and Planning Services, and Town Manager. Based on this process, the Fire Commission, at a special meeting of Friday, March 24, 2023, unanimously voted to recommend Michael Makuch for the position. This recommendation is consistent with the interview and background process. The Fire Marshal is appointed by the Town Council upon the recommendation of the Fire Commission.

By way of background, the recommended candidate has a 40-year career in fire service holding a number of positions with the University of Connecticut including Code Compliance, Inspection, Plan Review, Fire Service Shift Commander and others. The recommended candidate is also a Certified Building Official in the State of Connecticut.

The Fire Marshal serves as a member of the Town's administrative staff and as such, the appointment is supported by my office, the HR Department, and his immediate supervisor, Shelley Caltagirone, Director of Planning and Land Use Services.

The following is provided for Council consideration on Tuesday evening:

"BE IT RESOLVED, the Glastonbury Town Council hereby approves the appointment of Michael Makuch to the position of Fire Marshal with the Town of Glastonbury effective Monday, May 15, 2023, as recommended by the Fire Commission and Town Manager, and as described in a report by the Town Manager dated May 5, 2023."

Sincerely,

Jonathan Luiz
Glastonbury Town Manager

JL/sal
Attachments

Michael J Makuch

December 2, 2022

[REDACTED]
Willington, CT 06279
[REDACTED]

Search Committee, Town of Glastonbury

Re: Opening for Fire Marshal

Dear Committee,

I write to you with great interest in the job posting for Fire Marshal. I believe that I have the qualifications, training, and on the job experience to be a significant contributor to the Town of Glastonbury. Further, I have a desire for and record of supporting a safer environment through risk assessment/reduction, education, engineering, investigation, and enforcement.

As you will see in my resume, I have almost 40 years of public fire service experience. In my community, both through volunteer fire service and through town committees, I have worked for decades with our schools, selectmen and women, and other town agencies to determine and address risks in our community. This has taken many forms from smoke detector giveaways, to public education, to extra attention at senior living facilities. I have over 34 years of service to the State of Connecticut, 31 years of that service at the University of Connecticut. I started my UConn service in the Department of Residential Life performing maintenance in our residence halls, with about 85 structures with 12,000 beds. Within three years, I became a special projects manager. I also became a true believer in service to the customer.

In 1994, I scored first in my recruitment class and was hired by the UConn Fire Department (an "all risk" department with over 4000 annual calls for service) as a career Firefighter/EMT. I continued to be driven toward the customer experience, through emergency response, through fire and accident prevention, and bucking the traditional concept of "we will be there when they call us, not until then." I was honored to earn lifesaving and meritorious conduct awards.

In the late 1990s, our campus experienced huge growth (billions in capital improvements), leading to fast construction and poorly inspected buildings and eventually code-compliance issues. As a result, in 2005, we succeeded in getting legislation and then enabling MOUs in place to create a stand-alone fire and building code enforcement program, within the public safety chain of command. At that time, I was a company officer (rank of Lieutenant). I was transferred (by request) into this office on day 1. As I continued my training and experience, I earned the promotion to Shift Commander (rank of University Fire Captain) in 2009, returning me to the "floor" until 2012. Except for those 2.5 years back at the fire station, I have been involved, with progressive levels of responsibility, in all of the aspects of growing and operating the Fire Marshal and Building Inspector's Office. All of these were critical steps in achieving the rank of Deputy Fire Chief and taking charge of our Fire Marshal and Building Inspector's Office (February 2012-October 2017).

Through both periods of service in the fire marshal's office, I have lead hundreds of public education events, authored hundreds of plan reviews, field inspection reports, certified many dozen if not hundreds of liquor permits, blasting permits, camp certifications, staffing

reports, workload assessments, building permits, certificates of occupancy, and some state level MOUs, etc. I participated in specification, design, permitting, and acceptance of all construction, physical security systems, as well as life cycle upgrades and legacy system replacements. I have supported and participated in volumes of public education and outreach efforts, on campus and off, as well as our Clery reporting efforts. Due to our high level of prevention and detection efforts, UConn has a low incidence of large fires, which I consider a strong measure of successful prevention, education, and inspection efforts. Until my retirement 4 years ago, I had budgetary responsibility for \$4m+ in direct operating budget, variable capital funds, and access to \$2.2m in funds from other sources to complete our programs. As the senior manager of 22 subordinates across three bargaining units and exempt positions, I was directly responsible for many typical supervisor/director level tasks such as annual performance reviews, staff development, program goal setting, and program compliance in: ethics, harassment, workplace violence, etc., as well as hiring/search processes, discipline, etc. I have had the important tasks of participating in and sometimes directing audits, investigations of complaints (internal and external), diversity and equity investigations, compliance with Clery, FERPA, and HIPAA, etc. All of these were met with effort, respect, and diligence, leading to positive, ethical, and supportable results in all cases. One of my last major efforts was to move the office from paper and manual computer filing toward a fully computerized, public facing, inspection and workflow product. I regularly coordinated with our master planner, our chief architect (who I now work for), our VP of institutional development, our real estate division, our attorney general's office, etc. More importantly, I have talked to students and parents for decades, assuring that their concerns were heard and addressed.

Having retired from the rank of Deputy Fire Chief, I now work 24 hours a week as a Construction Engineer for the University Planning, Design, and Construction group. I am assigned to 3 projects totaling over \$50m. I also consult by contract with architects on building and fire code compliance, solving issues in design and permitting phases. Outside of work hours, I chair my home-town's board of finance, giving me the view of public services from the budgetary side.

I feel all of the above show that I have done and am still doing the work you would require and am capable of assimilating into your environment in all aspects. While many of my recent roles were department head roles, I see those skills as valuable in any size department and at any level of responsibility as I am able to support the office, department, even town and understand my role both up and down the organizational chart. I would be ready to participate in any current programs as well as new endeavors or initiatives.

In conclusion, I hope this brief overview of my career and skill set shows you that I am the right candidate for your position. While I will never claim to be the perfect candidate, nor will I ever know it "all", I am sure that I can bring value to your team as it brings value to my career. I would fully embrace the Glastonbury Fire Marshal's published goals and objectives as well as the mission statement: "To provide high quality, efficient and comprehensive services through technology, communications, and professionalism to ensure continuing enhancement of the quality of life."

Sincerely,
MJ Makuch
Michael J Makuch

RESUME

Michael J. Makuch

Willington, CT 06279

EMPLOYMENT/EXPERIENCE

10/17-PRESENT

University of Connecticut, Public Safety (17-18) and University Planning, Design, and Construction (late 2018)

Temporary University Specialist-Life Safety, Security, and Construction Engineering-20h/week

2012-10/2017 **University of Connecticut, Fire Department**

Deputy Chief-Code Compliance, Life Safety and Security Systems

2009-2012 **University of Connecticut, Fire Department**

Captain/Shift Commander

2005-2009 **University of Connecticut, Fire Department**

Office of the Fire Marshal and Building Inspector

Lieutenant/Fire Inspector

1994-2005 **University of Connecticut, Fire Department**

Lieutenant, Platoon Recruit Instructor, Firefighter/E.M.T.

1983-PRESENT

Willington Hill Fire Department

Various Positions from Firefighter/EMT through Chief
Department Spokesperson/Public Information Officer

1991-1994 **University of Connecticut, Department of Residential Life**

Renovation Project Manager, Skilled Maintainer

1988-1991 **Mansfield Training School, Fire Department**

Part-time Firefighter/EMT

1988-1991 **Mansfield Training School, Grounds & Transportation**

Shift Supervisor, Department Liaison to Administration, Maintainer III

EDUCATION

May 2022 **Charter Oak State College**

Associate of Science (conferred)

1997-2002 **University of Cincinnati**

Open Learning Fire Service Program

Legal Aspects of the Fire Service

Personnel Management for the Fire Service

1989-1991 **Thames Valley State Technical College**

Fire Technology and Administration

Sprinklers and Fixed Extinguishing Systems

Fire Alarm Communication Systems

Water Supply Hydraulics

1985-1986 **University of Connecticut**

Liberal Arts and Sciences

Core Curriculum

1981-1985 **Bolton High School**

Core Curriculum plus Business Courses

LICENSES, CERTIFICATIONS, AND COURSES

DRIVER'S LICENSE

Connecticut Class I, CDL A #104665939 w/medical certification

MAJOR CERTIFICATIONS

Building Official-State of Connecticut-Currently Recertified

Fire Department Safety Officer

Fire Officer II

Fire Marshal-State of Connecticut-Currently Recertified

Hazardous Materials Technician-Annual through 2017

Safety Officer

Confined Space and Trench Rescue-Annual through 2017

Emergency Medical Technician (EMT-B)-Recertification Applied for

Managing Company Tactical Operations – National Fire Academy

Fire Officer I

Fire Service Instructor I

Firefighter III

Firefighter II

Firefighter I

Medical Response Technician (recertified until 1993)

NIMS 100, 200, 300, 330, 700, 800b

RELATED TRAINING AND CLASSES

OSHA-10 Hour Certification

Campus Fire Safety-National Fire Protection Administration

Maintenance and Testing of Fire Alarm Systems-NFPA 72- National

Fire Protection Administration

Weapons of Mass Destruction- Hazardous Materials Technician-U.S.

Department of Homeland Security

Tactical Considerations for Aerials

Incident Command System

Institutional Electrical

Maintenance Program-Windham Vocational
High School

Technical

Bomb Threats and Explosive Incidents

Radiological Monitoring technician

Air Bags-Level III

Rescue From Heights-Southern Connecticut Rescue Training School

Rappelling and Rope Rescue-Southern Connecticut Rescue Training
School

Rural Water Supply

RELATED EXPERIENCE

Microsoft Office-extensive use of Word, Excel, Outlook, and
PowerPoint. Some experience with OneNote, Access, and Visio.
Limited experience with SharePoint.



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Jonathan K. Luiz
Town Manager

ITEM #5(B)
05-09-2023 Meeting

May 5, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Appointment of Additional Alternate Town Attorney

Dear Council Members:

Halloran Sage was appointed as Town Attorney on August 2, 2022 and Murtha Cullina as Alternate Town Attorney on September 13, 2022. Both firms were appointed for three-year terms. A conflict of interest has arisen with both the Town Attorney and Alternate Town Attorney relating to a pending tax foreclosure matter.

It is proposed to appoint O'Malley, Deneen, Leary, Messina & Oswecki as an additional Alternate Town Attorney for representation in this matter and subsequent matters should a conflict occur, with said term to align with the current three-year terms of the Town Attorney and Alternate Town Attorney. This firm was a respondent in the Request for Qualifications in July of 2022 and part of the interview process. The hourly rate would be \$250 with standard reimbursable costs and any extraordinary costs requiring approval from the Town. I am familiar with this firm, as it was Town Attorney in Windsor during my tenure there.

The following is provided for Council consideration on Tuesday evening:

"BE IT RESOLVED, the Glastonbury Town Council hereby appoints O'Malley, Deneen, Leary, Messina & Oswecki as an additional Alternate Town Attorney for the term effective May 9, 2023 through August 31, 2025, as described in a report by the Town Manager dated May 5, 2023."

Sincerely,

Jonathan Luiz
Glastonbury Town Manager

JL/sal



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

ITEM #7
05-09-2023 Meeting

Jonathan K. Luiz
Town Manager

May 5, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Manager's Report

Dear Council Members:

The following will keep you up to date on various topics.

1. Newsletter

The May edition of the Town Newsletter is attached.

2. Open Space and Woodland Management Plan

In the fall of 2022, the Town selected GZA GeoEnvironmental to conduct site evaluations and create open space management plans for J.B. Williams Park and the former MDC property, now owned by the Town. These sites were chosen due to their different offerings. JB Williams is a historic park with mature woodlands used for passive recreation with amenities, parking lot, and is regularly visited by residents. The former MDC property is a forested woodland with no established trailhead or parking area and unknown site, trail network, and woodland conditions.

Town staff and GZA have met to establish the schedule for scope of work and technical requirements for data input into GIS. GZA has conducted a recent walk through of the properties to identify potential vernal pools. The following timeline of activities has been established:

- Mid-May – distribution of survey seeking input from the public regarding their experiences with the properties
- May through early of June – collection of forestry data via establishing plots
- June through early August – field data collection and natural resource inventory
- August – field investigation to be complete
- Early Fall – final report anticipated

This project, which is anticipated to cost a total of \$84,006, is fully funded through the capital budget.

3. Main Street Roadway Improvements Project

I mentioned in my last Town Manager's report that the Town Engineer has placed the Main Street Roadway Improvements Project on hold in consideration of the possibility that conflicting utility work may occur in the project area. Since the construction work would be funded with a State LOTCIP Grant coordinated through the Capitol Region Council of Governments (CRCOG), staff recently shared news of the potential project delay with CRCOG staff. In response, CRCOG staff said it foresees no grant-related problems associated with Glastonbury delaying the project a year and completing it in 2024.

4. Development Activity

The attached page summarizes residential and commercial development activity in Glastonbury for the first quarter of this calendar year. This includes projects approved, pending, constructed and under construction. This report will be updated on a quarterly basis and forwarded throughout the year.

5. Main Street/Route 17 Sidewalks – Phase III

Town Engineering staff is proceeding with detailed design of the construction of sidewalks on Main St (State Route 17) just south of the Cider Mill Property. This project is subject to LOTCIP grant funding requirements which will should cover 100% of construction costs. Town staff will not only perform all the design work, but also take on construction administration duties. Multiple design concepts were discussed in a public forum and subsequently discussed with the Connecticut Department of Transportation (CONNDOT). The Department ultimately determined that the only permissible design alternative would involve shifting Route 17 to the east up to 9 feet within the project limits. Doing so will enable the sidewalk to be constructed on the west side of the road without the need to disturb the steep slope and sandy soils which exist within the road Right of way on that side. Thus, the Engineering Division is proceeding with design of that option.

Town staff has established a goal of achieving design detail sufficient for public presentation by late summer 2023. Following a public hearing, and receipt of direction from the Town Council, Town staff would finalize plans for project advertisement.

6. Glastonbury Receives inaugural Wellspring Award from the Connecticut Age Well Collaborative

The Town of Glastonbury was selected as one of four recipients of the inaugural Wellspring Awards, an honor presented by the Connecticut Age Well Collaborative. This new award recognizes organizations that are fostering ideas and innovation in support of aging, dementia, and disabled inclusivity, and are inspiring other communities to promote similar activities. The Collaborative cited the success of Glastonbury's Age-Friendly Glastonbury program, which is a town-wide effort to address the diverse and evolving needs of community members of all ages, particularly in the areas of transportation, outdoor spaces, and housing.

Gayle Kataja, Chair of the Glastonbury Commission on Aging, and Parks and Recreation Director Lisa Zerio recently travelled to the State Capitol and accepted the award on Glastonbury's behalf. Gayle provided an overview of successful programs and projects implemented to date under Age-Friendly Glastonbury, such as our walkability and accessibility improvements in public spaces, Poetry in the Parks, the hiking and walking mobile app, the Friendship Circle program, The Caregiver Support Series, Eye Openers Low Vision Support Group, and the Chores Program. Initiatives that are either planned or underway include the construction of Pickleball courts, expanded Dial-A-Ride services, and future affordable housing opportunities. Congratulations to the Commission on Aging and to Town staff for this recognition.

For information about the Connecticut Age Well Collaborative, visit <https://ctagewellcollaborative.org/>

7. Traffic Calming

As of July 1st, the Town will have \$150,000 of Capital funding available for traffic calming. The Town Engineer and Police Chief are working on a draft plan to utilize the funding in such a manner that would result in reduced vehicular speeds and enhanced pedestrian safety. The draft plan is being developed in consideration of vehicle speed/volume data, accident data, and record of citizen concerns. The plan should be ready for my initial review in June. I anticipate that it would be presented to the Town Council in July or August.

8. Police Department Awards

The Glastonbury Police Department will host its annual awards ceremony in the Activity Room at River Front Community Center, 300 Welles Street, on Wednesday, May 24, 2023 at 6pm. The department will recognize police officers and citizens for exemplary actions over the past two years. The public is invited and welcome to attend as this will be the first awards ceremony held since May, 2019.

9. National Night Out Event

The Glastonbury Police Department's inaugural National Night Out event is scheduled for August 1st from 5 pm to 8 pm at the Riverfront Community Center. National Night Out is a community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances. Planned activities include demonstrations by Glastonbury Police, Fire and EMS. In addition, there will be plenty of fun and games for the family, including corn hole, inflatable bounce houses, a dunk tank, giveaways, music, and more. Everyone is invited to meet and spend some time with the officers and first responders that serve the Glastonbury community while enjoying free food and ice cream.

10. Welles Village Playground

The Director of Parks and Recreation (P&R) and I toured the Welles Village playground and the adjacent basketball courts. P&R is currently obtaining quotes to refurbish the basketball courts. As for the playground, P&R has solicited input from the residents of Welles Village in the form of a survey (attached). Survey results, which should be available by May 15th, will be used to finalize a proposed project budget for the playground replacement/upgrade. According to the Finance Department, \$35,000 has been appropriated for the basketball courts but no dollars have been appropriated for the playground. Based on my discussions with staff, I believe funding for the playground could come in the form of available ARPA grant dollars and/or unassigned funds in the P&R program revenue fund. I look forward to providing the Town Council will updates on this project in the weeks ahead.

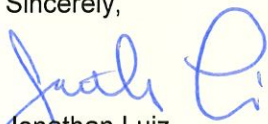
11. Involvement with the Capitol Region Council of Governments

I recently met with Matt Hart, the Executive Director of CRCOG, for the purpose of getting caught up to speed on CRCOG programs and activities. Matt provided me with the attached one-page document entitled "Five-Year Membership Benefits FY 2018-2022." The document shows a significant return on the Town's investment in CRCOG membership. Please know that I plan to represent Glastonbury at the CRCOG Municipal Services Committee. In addition, I hope to attend the CRCOG Policy Board Meetings with Councilor Niland as my schedule allows.

12. Compost Bin/Rain Barrell Event

The annual sale of compost bins and rain barrels has concluded, with 27 composters and 20 rain barrels purchased. The program, which is advertised on the Town website and throughout our social media, allows residents to purchase these items at a reduced cost. As a side note, the Town has distributed 270 compost starter kits to residents.

Sincerely,



Jonathan Luiz
Glastonbury Town Manager

RJJ/sal
Attachments



GLASTONBURY AT A GLANCE

MAY 2023

Upcoming Events

The list below is a SAMPLING of upcoming events. Please visit www.glastonburyct.gov/events, review the Sharing Tree (Senior) Newsletter, www.glastonburyct.gov/sharingtree, or visit the WTML website at www.wtmlib.info, to view a full list, as well as registration requirements, fees, and other program details.

- [5/6 - Community Paper Shred Program](#) - 9:00 AM - 1:00 PM at the Public Works Highway Garage - FREE for Glastonbury residents
- [5/8 - Blues 101: History of Blues Music in America](#) - 6:30 PM - Adult program - available in-person and virtually (WTML)
- [5/13 - Friends of the Library Book Sale](#) - 9:00 AM - 4:00 PM @ WTML
- [5/17 - Greater Glastonbury Veterans and Allies Coffeehouse](#) - 9:00 AM at the Riverfront Community Center (RCC)
- [5/20 - Brush Disposal](#) - 7:00 AM - 3:00 PM - Residents can dispose of brush only FREE of charge at the Transfer Station and Bulky Waste Facility during this special event. (Permits required.)
- [5/20 - Household Hazardous Waste Collection](#) - 8:00 AM - 1:00 PM in Manchester, CT (Appointments required)
- [5/22 - Easiest House Plants Ever \(and Plant Swap\)](#) - 6:30 PM @ WTML (virtual and in-person event) - Registration required.
- [5/25 - Remember & Honor: A Memorial Day Luncheon](#) - 11:45 AM at the RCC - Registration required.
- [5/25 - Teen Movie Night at WTML](#) - 6:00 PM - Guardians of the Galaxy
- [5/27 - Big Sing](#) - Dr. Uke and the band perform at the RCC - 12:00 PM
- [5/29 - Memorial Day Parade](#) - 9:00 AM - Hosted by the Veterans Service Commission

Holiday Closures

Town facilities will be CLOSED on Monday, May 29, 2023 in observance of the Memorial Day holiday. This includes Town Hall / Academy, the RCC, WTML, Y&FS, the Transfer Station, and the Bulky Waste Facility. We will resume standard operating hours following the holiday.

A note from new Town Manager, Jonathan Luiz

Dear Residents,

I am thrilled to be joining this wonderful community and excited to embark on the many opportunities that lie ahead. As I settle into my role as Town Manager, my focus will be on sustaining the highest caliber of customer service and supporting the exceptionally high quality of life that is very much a part of Glastonbury's identity. Now that I have been familiarized with the Town's expansive communication platforms, I want to encourage everyone to leverage these tools to stay engaged and connected to all that's transpiring in this active community. If you are not already a subscriber to the [Town's email notification system](#), I strongly recommend doing so. The system integrates with the Calendar and News components of the Town's robust website, and offers real-time updates for content of interest to you. The Town also has a substantial [social media presence](#), through which we share town-wide and departmental initiatives and we hope you'll follow/engage with us on these forums.

Lastly, the Town organization has always valued community feedback, and I urge you to communicate your thoughts regarding Town services, programs, and resources. You can contact my office directly, or submit your comments online any time through the [Town's Feedback Form](#). Your input is essential towards the continued improvement of Town services.

Over coming months/years, I look forward to continuing Glastonbury's longstanding reputation as an outstanding place to live, play, and do business.

Sincerely,
Jonathan Luiz
Glastonbury Town Manager

Application Deadline Approaching: Homeowner Tax Relief Program

The Homeowners Tax Relief program is available to Glastonbury homeowners who turned 65 prior to December 31, 2022 and whose 2022 income was \$64,090 or less. New applicants must submit their application and proof of income **by the filing deadline of May 15, 2023**. The application and detailed instructions are available on the Town website at www.glastonburyct.gov/taxrelief. Re-application packets were mailed out to those participants required to reapply for the program during the February 1, 2023 - May 15, 2023 filing period.

Questions should be directed to the Assessor's Office or Senior Services Department as follows:

Assessor's Office: (860) 652-7600; assessor@glastonbury-ct.gov

Senior Services: (860) 652-7638; socialservices@glastonbury-ct.gov

We're Hiring! Seeking Plant Operator @ Treatment Plant

We're hiring! The Town of Glastonbury is pleased to announce that it is currently seeking qualified and experienced candidates for the position of Plant Operator 1 at the Water Treatment Facility (WTF). [View job description and application instructions here.](#)

Support your Neighbors; Donate to the Food Pantry!

The Town's Food Pantry serves roughly 165 households each month, and community donations of non-perishables and monetary contributions are essential to help us meet this ongoing demand. This month, the Pantry is most in need of:

- * peanut butter and nut butters
- * canned fruits and canned chicken
- * rice; beans
- * protein / granola bars; snack items
- * pasta sauce
- * shampoo and conditioner
- * coffee, tea, juice

Non-perishables can be dropped off at the Riverfront Community Center on Mondays from 9:00 - 11:00 AM, Wednesdays from 2:30 - 4:30 PM, and Fridays from 11:00 AM - 1:00 PM. To make a monetary contribution, [please click here to view payment options](#). If you have any questions, or would like to organize a collection event, please contact Social Services at (860) 652-7638.

New Digital Pool Passes (Seasonal and Yearly) on Sale Beginning May 1, 2023

New This Year! Beginning May 1st, pool passes will be available to purchase online as the Glastonbury Parks & Recreation Department introduces their NEW digital passes. Digital passes will be available for both individuals and households, which can be downloaded to a smartphone in a barcode format, and ultimately scanned at the pool. No more waiting in line to purchase your passes! Simply register online and upload your pass(es)! Passes can be renewed each year.

To purchase passes online, patrons must register on the Parks and Recreation [MyRec registration site](#) and then click on the "Membership" icon. Once payment is made, patrons can upload the passes and save them to their smartphones. Instructions will also be available for resident review under the Memberships section of the MyRec site. For households, each household member will have their own pass.

Please note, **pool passes will no longer be available for purchase at the pools**. Don't have a smartphone? No worries! Simply register through MyRec, and then visit the Parks and Recreation Department during regular office hours and we will swap your digital pass for a bar code key tag.

Free Senior Citizen passes are available for individuals ages 60 and up. To receive your free pass, please visit the Parks and Recreation Department office and present your valid driver's license. Those who have the former white passes are encouraged to come into the office to upgrade to the new pass.

Lastly, Parks and Recreation will be hosting two "Pop-Up Pool Pass Sales" at the Parks & Recreation Office (2143 Main St.) on Thursday, May 4th, from 4:30 PM to 6:30 PM and Saturday, May 13th, from 9:00 AM to 12:00 PM so mark your calendars!

For questions, please contact the Parks and Recreation office at (860) 652-7679. Regular office hours are Monday through Friday, from 8:00 AM - 4:30 PM, excluding national holidays. See you at the pools!

2023 Riverfront Music Series - Updates!

This FREE concert series has been a tradition for 40 years, and draws weekly crowds of 2,500+! Concerts will be held on Wednesday evenings from 6:30 PM – 8:30 PM as follows:

July 12 - Cover to Cover
July 19 - Audacity
July 26 - Boondocks
September 6 - Shaded Soul

The School of Rock East Hartford will also provide a special performance before each headliner takes the stage.

These popular concerts feature live music, food, and local vendors, and are made possible thanks to local sponsors. The Town/Chamber are still seeking sponsors, and there are a number of packages available to suit all desired commitment levels with great brand/company exposure at all four concerts. [Click here to view sponsorship packages](#), or contact the CT River Valley Chamber of Commerce for more information. Thank you in advance for supporting this wonderful community program!

National Bike Month!

Each May, the [League of American Bicyclists](#) and other bicycling advocates promote the awareness month by highlighting the many benefits of bicycling.

Whether you bike for exercise, recreation, or transportation, bicycling contributes to a healthier environment!

As a Bronze Bicycle-Friendly Community, Glastonbury supports local bicycling groups, trails, and bike-friendly initiatives. Please click the links below for local bicycling resources:

[Map of Glastonbury's Bicycle Routes](#)
[Bike-Friendly Facilities](#)
[Bicycle Master Plan](#)
[Safety Resources](#)

Happy #biking!

Do Your Part to Prevent Stormwater Pollution!

Stormwater runoff occurs when precipitation from rain or snow-melt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater from naturally soaking into the ground. Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system, or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged, untreated, into the water bodies we use for swimming, fishing, and drinking water. Homeowners and business owners can follow these simple steps to help prevent stormwater pollution:

HOMEOWNERS

- **Pick-up after your pet** - ALWAYS carry pet waste bags with you and NEVER throw waste into storm drains or water bodies!
- **Clean-up excess fertilizer** - Excess lawn fertilizer that lands on hard surfaces like driveways and sidewalks will eventually drain into the Town's storm drains and watercourses. This will create excess nutrients that kill wildlife and create problematic algae blooms. Sweeping up excess fertilizer from these areas onto the grass where it belongs will help prevent this pollution.
- **Participate in Household Hazardous Waste Collection Days** - Safely dispose of stains, acids, insecticides, herbicides, fertilizers, chemicals, household cleaning products, and other hazardous materials at the Town's frequently sponsored collection events. The next one will be held on May 20th. [Click here to make an appointment or to view the schedule.](#)

BUSINESS OWNERS

- **Sweep your parking lots every Spring** (or more often) to prevent sand, sediment, and other pollutants from making their way to our local water bodies.
- **Properly dispose of restaurant grease!** Grease is a leading cause of blockages in sewer pipes, causing sewage overflows that contribute bacteria to town wetlands and watercourses. Restaurant owners should ensure their exterior grease trap tanks or interior AGRUs are regularly cleaned to ensure grease does not enter the town sewer system.

Learn more on these tips and others by visiting www.glastonburyct.gov/stormwater.

Community Development Quarterly Report

Development Projects Summary for Jan 1 - Mar 31, 2023

Active Applications Through April 31, 2023			
Address	Approval Process	Project Description	Notes
55 Welles St	Special Permit, Minor Change	Facade and planting alterations	ASDRC review on 4/18/2023; Plans Review
32 Roaring Brook	Special Permit with Design Review	Convert former manufacturing building to autobody shop	Administrative Review on 3/15/2023
91 & 105 Kreiger Ln	Special Permit with Design Review	New building for garage/workshop	Administrative Review on 3/15/2023
63-65 Woodland St	Special Permit, Excavation	Excavation operation expansion	Renew approved 5/2/2023; Will be proposing new excavation permit and
769 Hebron Ave	Special Permit, Minor Change	Install solar carport	Moved to parking lot. No CC or IWWA

Recently Reviewed Development Projects Through March 31, 2023			
Address	Approval Process	Project Description	Notes
2027 Main St	Certificate of Appropriateness	Lightpole replacement	Approved by HDC 3/1/2023
175 Dickinson Rd	Special Permit, Excavation	Excavation renewal	Approved by TPZ 3/7/2023
363 New London Tnpk	Special Permit, Insignificant Change	Canopy replacement over outdoor dining	Approved 3/13/2023
300 Welles St	Special Permit, Insignificant Change	Lighting installation at pickleball court	Approved 3/13/2023
Gateway Bike/Ped Paths	ENS Approval	Sidewalk construction in the Gateway area	Approved by TPZ 3/21/2023
51 Kreiger Ln	8-30g Site Plan (set-aside); Wetlands Permit	Multifamily affordable housing development	Recommendation from CC 2/9/2023; Denied by TPZ 3/21/2023
51 Kreiger Ln	8-30g Site Plan (assisted)	Multifamily affordable housing	Withdrawn 4/10/2023
340 Hubbard St	Special Permit with Design Review; Wetlands permit	Replacement of Animal Control building	Approved by TPZ 3/21/2023; Recommendation from CC 3/2/23
240 Oakwood Dr	Special Permit with Design Review; GWP Permit	Creation of construction yard	Approved by TPZ 2/7/2023 and 2/21/2023; Recommendation from CC 11/2/22
2533-2577 & Lot W-38A Main St	Special Permit with Design Review; Wetlands Permit	Building addition and parking lot expansion	Approved by TPZ 2/7/2023
2941-2945, 2951, 2955 Main St	Special Permit, Minor Change	Elimination of parking spaces	Approved by TPZ 2/7/2023

See Next Page

Community Development Quarterly Report

Discussed Development Projects Through April 31, 2023			
Address	Approval Process	Project Description	Notes
2815 Main St	Special Permit with Design Review; Wetlands Permit	Construction of new bank building	Reviewed at Plans Review 2/15/2023; Reviewed at ASDRC 4/18/2023; Would require Text Amendment to Flood Zone;
2941 Main St	Special Permit, Minor Change	Modification of site plan for ChickFIA drive-	Administrative Review on 3/15/2023
Crosby Ln Subdivision	Subdivision	Create 7 lots	Administrative Review on 7/21/2021 and 9/21/2022; Recommendation from CC
115 Sequin Dr	Special Permit with Design Review	New warehouse	Administrative Review on 2/15/2023; CC on 4/13 and 4/27/2023; Recommendation Plans Review on 4/12/2023
148 Eastern Blvd	Special Permit, Minor Change	Parking adjustment for new tenant use	
240 Woodland St	Special Permit, Groundwater Protection	Establish buildable lot	Administrative Review on 4/19/2023
2283-2289 Main Street	TBD	Mixed use development	ASDRC review on 2/2/2023; Plans Review
390 Ash Swamp Rd	Wetland Upland Review	Establish buildable lot	Administrative Review on 4/19/2023
43 Gates Farm Rd	Subdivision	Resubdivide for one lot	Administrative Review on 4/19/2023
152 Dug Rd	Subdivision	Resubdivide for one lot	Administrative Review on 4/19/2023
112 Pratt Rd	Subdivision	Resubdivide for one lot	Administrative Review on 4/19/2023



The Connecticut Age Well Collaborative is a statewide, cross-sector initiative that fosters Connecticut communities where we all thrive as we grow up and grow older. Delegated by the Commission on Women, Children, Seniors, Equity & Opportunity, the Collaborative is leading the state's livable communities initiative (Section 17b-420a of the Connecticut General Statutes).

March 24, 2023

Dear Town Council Chair Gullotta and Town Manager Johnson,

Congratulations! It is my great pleasure to inform you that Age-Friendly Glastonbury has received the Connecticut Age Well Collaborative's **2023 Wellspring Award** for fostering aging, dementia, and disability inclusivity in Connecticut. Among other factors Age-Friendly Glastonbury was selected for its long-term, systemic community impact going beyond provision of individual services and supports.

Welcome to this inaugural and prestigious group of Wellspring Award recipients! All awardees are:

- **Age-Friendly Glastonbury:** A community-wide effort to address the diverse and evolving needs of community members of all ages, especially in relation to infrastructure, outdoor spaces, and other domains of livability.
- **Thrive 55+ Active Living Center, Groton:** For its work toward adopting a new branding identity and for its inclusion efforts for individuals with dementia or socialization issues.
- **Dementia-Friendly Southington:** A comprehensive effort to support people experiencing cognitive change, especially through training of municipal staff and community partners.
- **Connecticut Central State University:** The first Connecticut university to join the Age-Friendly University Global Network, promoting lifelong learning, intergenerational connection and disrupting ageism.

We are thrilled to invite you and your team to the Connecticut State Capitol (North Lobby) on **Wednesday, April 26 from 11 AM to 1 PM** to be recognized at our event, *Sharing and Celebration Summit: Honoring Community Excellence*. We invite you and each attendee to register here: https://bit.ly/ctagewell_2023awards.

The Connecticut Age Well Collaborative will issue a press release to publicize our four Wellspring Award recipients this year. We also encourage you to issue your own press release on this achievement, using the press release template we're providing to adapt for your own use.

In celebration,

A handwritten signature in black ink that reads "Alyssa".

Alyssa Norwood
Connecticut Age Well Collaborative, Director

Cc:

Lisa Zerio
Gayle Kataja



HONORING COMMUNITY EXCELLENCE

Examples of Innovation and Inspiration

Connecticut is a wellspring of ideas and innovations on how to foster aging, dementia, and disability inclusivity. This municipal resource guide highlights recipients of the Connecticut Age Well Collaborative's first annual Wellspring Awards.

Following a call for nominations, a review committee selected recent or ongoing projects, policies and initiatives that have long-term, systemic community impact, going beyond provision of individual services and supports and integrate the voices of individuals with lived experience.

This resource guide, the third in this series for local government, was produced by the Connecticut Age Well Collaborative, a statewide, cross-sector initiative to foster more aging, dementia, and disability-inclusive communities, resulting in more just, equitable communities for everyone. Delegated by the Commission on Women, Children, Seniors, Equity & Opportunity, the Connecticut Age Well Collaborative is leading the state's livable communities initiative (Conn. Gen. Stat. Section 17b-420a).

WELLSPRING AWARD WINNER

Age-Friendly Glastonbury

For their community-wide effort to address the diverse and evolving needs of community members of all ages, especially in relation to infrastructure, outdoor spaces, and housing.

In the spring of 2019, the Town of Glastonbury launched an ambitious, three-year process of learning and planning—collecting input from residents of all ages, business and community groups, and religious organizations, and collaborating across numerous town departments. The result was the Age-Friendly Community Action Plan: a road map to guide the town toward its goal of building a more inclusive community for all ages.

The plan establishes recommendations and action points to achieve Glastonbury's goals—providing services to address the needs of all residents, increasing awareness of the needs of older adults, sharing resources that facilitate a resident's ability to age in place, leveraging the value of older adults to support intergenerational opportunities, and providing appropriate and affordable housing options across the lifespan. Community listening sessions and focus groups identified infrastructure, outdoor spaces, and housing as priority areas.

In the first year of implementing their Action Plan, Age-Friendly Glastonbury received funding from the State of Connecticut's Small Town Economic Assistance Program (STEAP), the AARP Livable Communities Grant Program, and the North Central Area Agency on Aging, as well as dedicated funds from the Town of Glastonbury. In December 2021, Glastonbury was recognized as a certified member of the AARP Network of Age-Friendly Communities.



PARTNERS & STAKEHOLDERS

Town of Glastonbury
 Commission on Aging
 Community Development
 Engineering Department
 Health Department
 Housing Authority
 Parks & Recreation Department
 Senior and Social Services
 Town Council
 Town Manager
 Youth and Family Services

Bike Walk Glastonbury

Glastonbury Chamber
 of Commerce

Glastonbury Police Department

Welles Turner Library

Age-Friendly Glastonbury
 also received planning and
 implementation support from
 local religious institutions and
 residents of all ages.



PROGRAMS & INITIATIVES

Age-Friendly Glastonbury has inspired new initiatives and provided support to continue and expand existing ones.

Walkability and accessibility improvements, including accessible benches and shaded arbors for rest in the Town Center, strategically placed lighting, and accessibility to parks and athletic fields.

Poetry in the Parks, encouraging discovery of Glastonbury's public parks and open spaces, through signs and banners featuring excerpts from favorite poems.

Hiking and walking mobile app, supporting safe community access to local hiking trails, with downloadable maps, trail facts, and more.

The Friendship Circle, providing residents with early-stage dementia with monthly activities and opportunities for social engagement.

The Caregiver Support Series, offering education and support to people caring for loved ones with dementia. *In partnership with Hartford Healthcare.*

Eye Openers Low Vision Support Group, a space to share concerns, questions, solutions, resources, challenges, and celebrations for residents dealing with low vision or loss of sight.

The Chores Program, helping residents over age 60 or living with disabilities to stay in their homes by connecting them with volunteers to assist with yard work or light housework.



Welles Park Playground Survey

The Town is looking to make improvements to Welles Park that will be including renovations to the basketball court and updating the playground. We need your valuable input to make this happen! If you would be so kind to fill out the survey below, this will assist us in ensuring we are getting the right equipment that will give families many years of enjoyment to come.

Please return your completed survey to Neil Griffin, Executive Director- Housing Authority of the Town of Glastonbury, 25 Risley Road, Glastonbury CT, by **Monday, May 15th**.

Thank you!

Lisa Zerio
Director of Parks and Recreation

1. How many children do you have?

- 1
- 2
- 3
- 4
- 5
- 6 or more

2. Please list the ages of child(ren) (No Names)

3. What amenities does your child(ren) use at Welles Park? Please check all that apply.

- Playground
- Basketball Court
- Baseball/Softball Fields

4. If your child(ren) do not use these amenities, please explain why.

5. How often does your child(ren) visit Welles Park?

- Daily
- Weekly
- Monthly
- Occasionally

6. What other playgrounds do you go to?

- | | |
|---|---|
| <input type="checkbox"/> Addison Park | <input type="checkbox"/> J.B. Williams Park |
| <input type="checkbox"/> Buckingham Park | <input type="checkbox"/> Hebron Ave Elementary School |
| <input type="checkbox"/> High Street Park | <input type="checkbox"/> Naubuc Elementary School |
| <input type="checkbox"/> Riverfront Park | <input type="checkbox"/> Nayaug Elementary School |
| <input type="checkbox"/> Ross Park | <input type="checkbox"/> Hopewell Elementary School |
| <input type="checkbox"/> Rotary Park | <input type="checkbox"/> Buttonball Elementary School |

What do you like about these playgrounds?

7. If improvements are made to Welles playground, would you still visit other playgrounds?

8. What type of playground equipment would your child(ren) like to see? Please check all that apply.

- Swings
- Climbing Structures
- Individual Rocking Equipment
- Interactive Play Panels
- Slides

Additional Comments

THANK YOU FOR COMPLETING THE SURVEY!

ENTER FOR A CHANCE TO WIN A SUMMER FAMILY POOL PASS (Value \$109.00)

There are TWO chances to enter your name in a raffle to win a summer family pool pass...

1. Submit a completed survey with name and contact information
2. Have your child submit a picture of themselves on playground equipment! (Please be sure to include this picture with your completed survey, with contact information).

By completing both will enter your name twice into the raffle. Winner will be contacted the week of May 15th!

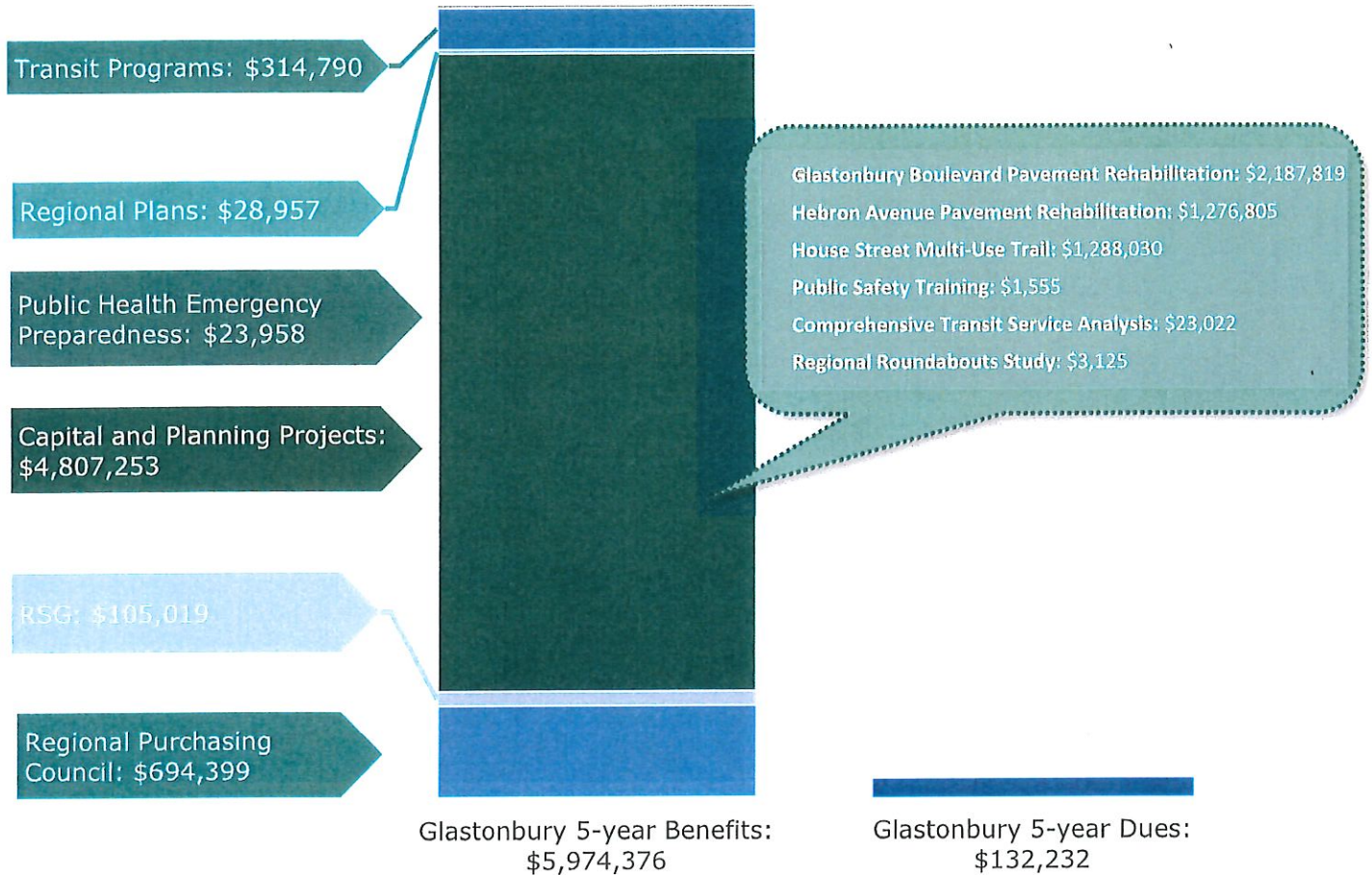
NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

Five-Year Membership Benefits FY 2018-2022



Descriptions

RSG: CRCOG receives an annual grant from the state to undertake regional initiatives. This represents your portion of that benefit.

Regional Plans: CRCOG undertakes a number of regional planning projects. These include: Natural Hazards Mitigation Plan; Regional Complete Streets Plan; and MetroHartford Future (CEDs).

Transit Programs: CRCOG assists the Department of Transportation with municipal coordination and project selection for the FTA 5310 program and the Municipal Grant Program.

Public Health Emergency Preparedness: CRCOG manages CDC funds on behalf of local public health departments and districts. A Health Care Coalition has been created for the purpose of public health emergency preparedness.



INSTR # 2023002818
DATE FILED 05/02/2023 10:19:00 AM
MICHELLE KRAMPITZ
TOWN CLERK
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, APRIL 25, 2023**

The Glastonbury Town Council with Town Manager, Jonathan Luiz, in attendance, held a Regular Meeting at 7:00 p.m. in the Council Chambers of Town Hall at 2155 Main Street, with the option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

1. Roll Call.

Council Members

Mr. Thomas P. Gullotta, Chairman
Mr. Lawrence Niland, Vice Chairman
Ms. Deborah A. Carroll {arrived at 8:00 P.M.}
Mr. Kurt P. Cavanaugh
Mr. John Cavanna
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. Whit Osgood
Ms. Jennifer Wang

a. Pledge of Allegiance. *Led by Alex Wood*

2. Public Comment.

Pieter Friedrich of 1654 Main Street, stated that the Rashtriya Swayamsevak Shangh (RSS) paramilitary organization, which has orchestrated violence against India's Muslim minority, has a direct connection to Glastonbury. He said the Hindu Swayamsevak Sangh (HSS) is their international wing, which serves as a propaganda piece for the RSS in India. Glastonbury has repeatedly platformed and praised the HSS, with the Glastonbury Police Department hosting HSS celebrations. He provided an informational packet on the RSS, its ties to the HSS, and asked to reevaluate the Town's relationship to the HSS.

Seema Watwe of 15 Heywood Drive, has been a resident since 2013. She explained that the HSS serves the Indian American community while advocating for values of Dharma, and that they organize various community outreach projects and support local initiatives. She invited council members to their May 20 event at the Welles Turner library.

3. Special Reports. *None*

4. Old Business. *None*

5. New Business.

a. Action on State of CT DEEP STEAP Grant PSA – Street Tree Management Software & Site Renovations.

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Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, Richard J. Johnson, has retired from the position of Town Manager on March 31, 2023, and has been succeeded by Jonathan Luiz as of April 3, 2023; and

BE IT FURTHER RESOLVED, the Town Council had previously authorized Richard J. Johnson to make, execute and approve, on behalf of the Town, any and all contracts or amendments thereof with the State of Connecticut Department of Energy and Environmental Protection as related to the Street Tree Management Software and Site Renovations grant; and

BE IT FURTHER RESOLVED, the Town Council wishes to extend that same authority to Jonathan Luiz, as Town Manager and on behalf of the Town, as it relates to approved projects eligible for grants, loans and other subsidies from the State and its agencies; and

BE IT FURTHER RESOLVED, that Jonathan Luiz, Town Manager, is authorized to make, execute and approve on behalf of the Town of Glastonbury, any and all contracts, or amendments, supplements or extensions thereof, with the State of Connecticut and its agencies, including, but not limited to, the Department of Energy and Environmental Protection, the Office of Policy and Management, the Department of Emergency Services and Public Protection, and the Department of Transportation, as related to projects eligible for State grants, loans and other subsidies, and approved by the Town Council and/or qualified voters of the Town at referendum.

Disc: Mr. Luiz stated that this is paperwork that needs to get squared away for the Town to receive grant funding. Mr. Cavanaugh asked to clarify what is meant by “the work is underway”. Mr. Luiz explained that staff expects all the work specified in this grant will be accomplished by June 30.

Result: Motion passed unanimously {8-0-0}.

6. Consent Calendar.

- a. Action on appointment of auditors for the fiscal year ending June 30, 2023.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council appoints the firm of RSM US LLP to audit the books and accounts of the Town of Glastonbury for the fiscal year ending June 30, 2023, in accordance with applicable Town policies, as described in a report by the Town Manager dated April 21, 2023, and as recommended by the Board of Finance.

Result: Motion passed unanimously {8-0-0}.

7. Town Manager’s Report.

Mr. Luiz explained that the Memorial Day parade will be held on May 29. Twenty-three small businesses have received the ARPA small business assistance grant. Twenty roads are scheduled

to be improved this summer using the reclamation method. Construction for the Main Street rehabilitation project will be funded by a state LOTCIP grant. Town Engineering staff will keep an eye on a feasibility study. Mr. Cavanaugh thought that the project was going to be delayed for as long as possible. There has not been a formal application, but from this report, it sounds like it could happen. Mr. Luiz will return to staff and provide a clearer update. Mr. Osgood asked for an update on the status of the Route 17 sidewalk design.

Mr. Luiz explained that he has met with Dr. Bookman to introduce himself. He has also met at least once with each staff member who reports directly to him and has participated in several community events. Mr. Gullotta noted that Mr. Friedrich raised questions about the police department's relationship with a particular organization in town. He asked to investigate that relationship. Mr. Luiz agreed to do so. Ms. Wang also attended the Earth Day Fair and was glad that Mr. Luiz could make it. It was a great outreach event, and she is proud of Town Staff for acting on various initiatives.

8. Committee Reports.

- a. **Chairman's Report.** *None*
- b. **MDC.** *None*
- c. **CRCOG.** *None*

9. Communications. *None*

10. Minutes.

a. Minutes of March 28, 2023 Special Meeting.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

Result: Minutes were accepted unanimously, as presented {8-0-0}.

b. Minutes of March 28, 2023 Regular Meeting.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

Result: Minutes were accepted unanimously, as presented {8-0-0}.

c. Minutes of April 6, 2023 Special Meeting.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

Result: Minutes were accepted {7-0-1}, with one abstention from Mr. Osgood since he was not present at the meeting.

11. Appointments and Resignations.

a. Reappointment of Carl Stenman to the Housing Authority (R-2028).

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Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

Result: Reappointment was accepted unanimously {8-0-0}.

12. Executive Session.

- a. Discussion concerning the appointment of a Fire Marshal.
- b. Discussion of the selection of a site or the lease, sale, or purchase of real estate
- c. Pending litigation - Vessel RE Holdings, LLC v. Town Plan and Zoning Commission of the Town of Glastonbury.
- d. Pending litigation - Sakon v. Town of Glastonbury.
- e. Strategy or negotiations with respect to collective bargaining.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session for discussion concerning the appointment of a Fire Marshal; discussion of the selection of a site or the lease, sale, or purchase of real estate; pending litigation - Vessel RE Holdings, LLC v. Town Plan and Zoning Commission of the Town of Glastonbury; pending litigation - Sakon v. Town of Glastonbury; and strategy or negotiations with respect to collective bargaining, at 7:27 P.M.

Result: Motion passed unanimously {8-0-0}.

Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Mr. Kurt Cavanaugh, Mr. John Cavanna, Ms. Mary LaChance, Mr. Jake McChesney, Mr. Whit Osgood, and Ms. Jennifer Wang, with Town Manager, Jonathan Luiz present and the Personnel Director Sherri Tanguay.

The Executive Session ended at 8:00 P.M. No votes were taken following the Executive Session.

The Council returned to commence the public hearings. Ms. Carroll joined the meeting at 8:00 P.M.

PUBLIC HEARINGS:

NO. 1 ACTION ON PROPOSED AMENDMENT TO SECTION 4.13 OF THE BUILDING ZONE REGULATIONS REGARDING COMMERCIAL SPACE RETENTION/REPLACEMENT FOR MIXED USE PROJECTS IN THE TOWN CENTER ZONE.

Tabled

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby tables the public hearing to a future meeting.

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Result: Motion passed unanimously {9-0-0}.

NO. 2 ACTION ON PROPOSED AMENDMENT TO SECTION 3.27 OF THE BUILDING ZONE REGULATIONS – CANNABIS.

The following people spoke in Council Chambers:

Kim Hughey of 57 Shipman Drive, spoke on behalf of Glastonbury Community Action Partnership (GCAP), which is the Town’s designated local prevention council. GCAP supports the prohibition of all cannabis establishments. Legalization will increase the potential for access and illegal sales to minors, and THC is harmful for developing brains. Connecticut’s rates for marijuana usage have been consistently higher than the national average. Any cannabis establishment in town is contrary to the prevention efforts, initiatives, and messaging being promoted to youth, and would be detrimental to the health and wellness of their community.

Isabella Martas-Mayer of 696 Chestnut Hill Road and Alexa Wolf of 259 Neipsic Road, are two students who oppose recreational marijuana dispensaries opening in town. They cited a CT Insider article, which reported that seven vendors sold marijuana to minors. The more dispersed marijuana is, the easier it can be for teens to use, and its use is harmful to developing brains. They asked to not let marijuana vendors operate in town.

The following comment was made via Zoom:

Thomas Burr of 33 Mark Drive, is the public policy manager for the Connecticut chapter of NAMI. He testified against allowing retail marijuana in town. NAMI CT supports prevention measures because for about 5% of the population, marijuana use triggers psychosis. He directed all to check out a recent presentation by the CT Clearinghouse.

Ms. Carroll read the written comments received, as listed on the Town website:

Allyson Nadeau-Schmeizl of 178 Oakwood Drive, is the Executive Director of Amplify, which is the state-appointed regional behavioral health action organization serving 37 towns, including Glastonbury. Amplify has monitored and supported initiatives sponsored by GCAP for many years. Coalitions across the region have echoed concerns regarding the rise in vaping and marijuana use among youth. Amplify strongly supports GCAP’s recommendation to prohibit the establishment of any type of cannabis facility within Glastonbury. It will send a strong message to residents that the health and future well-being of youth is far more important than any potential tax revenue.

Lesley Mroz of 121 Heywood Drive Glastonbury, asked to prohibit the sale of cannabis in Glastonbury. As leading health organizations stress, cannabis use can seriously impair driving. It also has adverse effects on adolescent brains. A cannabis store does not belong in Glastonbury, where people are trying to raise their children in a safe, family-friendly environment. Taxes from such stores will not offset the suffering that may result from impaired driving.

Mr. Niland has no interest in making it easier for youth in town to have access to cannabis. If people wish to purchase it legally, they can go to surrounding towns. He also does not know what the effect will be on property values, so Glastonbury does not need to be a guinea pig. Their community is healthy enough to not need to sell their souls for a few quick bucks. He also noted that this action is not irreversible, as a future council can choose to change this decision. Mr. Cavanaugh and Ms. Wang offered compliments to Ms. Caltagirone, the Director of Planning and Land Use. Ms. Wang also thanked the public for voicing their concerns, especially the youth who spoke tonight. Ms. Carroll is a parent of three school-aged children. Her priority is to keep her children safe and allowing marijuana retailers into town undermines that fundamental goal.

Mr. Osgood thinks that the state should decide this, rather than drug cartels. To allow cannabis establishments in Connecticut, but not in Glastonbury, makes no sense. Cannabis should be regulated, like tobacco and alcohol, so that it can be consumed safely and legally. He will not support the motion. Mr. McChesney did not support the state legalization of marijuana, but he did not have a say in that. However, he has a say in what happens in Glastonbury. As a father of two young children, he seeks to make it harder for youth to get marijuana in town.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves an amendment to the Building Zone Regulations, Section 3.27 – Regulation of Cannabis Establishments to prohibit Cannabis Establishments, as recommended by the Town Plan and Zoning Commission, and as described in a report by the Town Manager dated April 21, 2023, with said amendment effective June 1, 2023.

Result: Motion passed {8-1-0}, with one vote against by Mr. Osgood.

NO. 3 ACTION ON PROPOSED SALE OF THE TOWN-OWNED 6.5± ACRE PARCEL AT 232 EASTERN BOULEVARD.

Mr. Luiz stated that this proposal sale does not have to go to a referendum, due to a previous referendum from years ago, which authorized the Council to sell the property. Mr. Osgood stated that they have been marking this parcel for some time as part of the Gateway area. He looks forward to the development.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the sale of the Town-owned land at 232 Eastern Boulevard, Parcel E11, in accordance with the Purchase and Sale Agreement dated March 30, 2023, as described in a report by the Town Manager dated April 21, 2023.

Result: Motion passed unanimously {7-0-1}. Ms. LaChance abstained because she knows the people involved.

The Council returned to Executive Session at 8:20 P.M. No votes were taken following the Executive Session.

The meeting adjourned at 9:01 P.M.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk

Thomas Gullotta

Chairman